



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 09/12/05

Project No.: _____ - PA - _____

Coordinator: Mac Cummins

Ca 4-DR-2005#3

Project Name: Taneko Tavern (The Borgata of Scottsdale)

09/16/05

Project Location: 6166 N. Scottsdale Road (The Borgata of Scottsdale)

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-2

Proposed Zoning: C-2

Number of Buildings: 8

Parcel Size: 319,943 Sq. Ft.

Gross Floor Area/Total Units: 90,760 Sq. Ft.

Floor Area Ratio/Density: 3.53 / 28.4%

Parking Required: 497

Parking Provided: 483 (Net of Loss to Design)

Setbacks: N - Varies S - Varies E - Varies W - Varies

Description of Request:

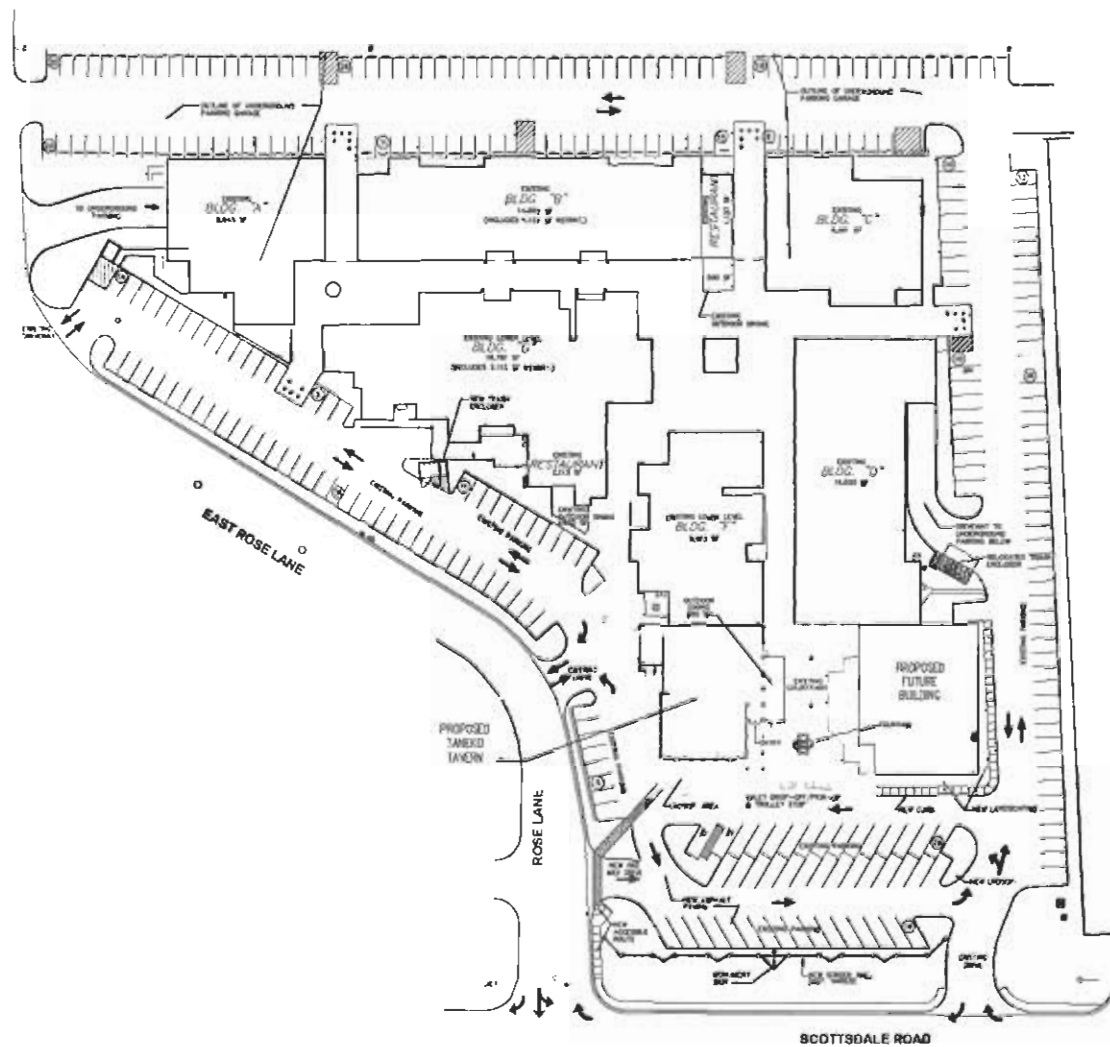
The Applicant is seeking DRB approval for construction of a new 5,821 square foot restaurant on the southernmost of the two pads created with the recent demolition of the Mancuso's Italian restaurant within the Borgata of Scottsdale center (Related Cases Zoning Case No. 29-Z-80 & DR Case No. 4-DR-2005). The restaurant is proposed to be the first site for the latest concept from P.F. Chang's and will be called Taneko Tavern. Patterned after the small, intimate traditional taverns found throughout Japan, Taneko will provide interior seating for 157 patrons with patio seating for another 44 and should add nicely to the eclectic mix of high quality dining choices found within Scottsdale.

The proposed plan differs slightly from that approved with the Landlord's approval for site plan in that the Applicant is proposing a slightly larger footprint of 5,821 square feet, 594 square feet larger than the 5,227 square foot footprint reflected in the approved site plan. This increased footprint size is attributable to the addition of a fully enclosed service yard at the southwest corner of the proposed building and also results in the loss of 3 parking spaces. This is illustrated in the attached exhibits A1.0 which reflects the proposed layout and A1.1 reflecting the previously approved layout together with the parking spaces proposed to be eliminated. The proposed layout also reflects a reduction in the proposed patio area from 892 square feet to only 509 square feet with the proposed layout. The previously approved layout failed to address an adequately sized service yard that every restaurant needs. This yard was designed to be as unobtrusive as possible located back to the side of the restaurant and fully enclosed.

The Applicant has already submitted preliminary designs for DRC review and comments in August. The enclosed exhibits seek to address the comments arising from the Study Session and reflect a building design consistent with the City's development standards, the original objectives of the Landlord and the operational and identify needs of the Applicant.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



OVERALL SITE PLAN

A1.0

1" = 60'

12 SEPTEMBER 2005
PROJECT NO: 41971

MBH
1113 ATLANTIC AVENUE
ALAMOGA, CA 94501
TEL: 916-465-0000
FAX: 916-465-0001

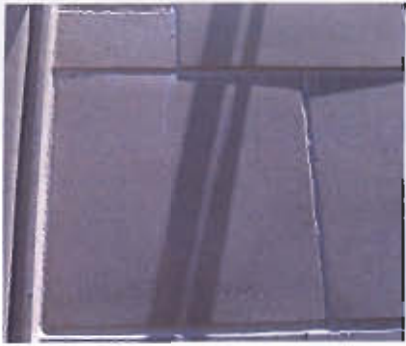
TANEKO TAVERN

BORGATTA
SCOTTSDALE, ARIZONA

4-DR-2005#3

09/12/05





BORGATTA COLOR PALETTE



SIDE ELEVATION

B.2

1" = 8'

TANEKO TAVERN

BORGATTA
SCOTTSDALE, ARIZONA

12 SEPTEMBER 2005
PROJECT NO: 41971

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11111 ALABAMA AVE
ALABAMA, CA 94556
TEL: 916.888.8888
FAX: 916.888.1818



4-DR-2005#3

09/12/05



FRONT ELEVATION

B.3

1" = 8'

TANEKO TAVERN

BORGATTA
SCOTTSDALE ARIZONA

12 SEPTEMBER 2005
PROJECT NO: 41971

1110 ATLANTIC AVENUE
ALAMEDA, CA 94601
TEL 910.883.0810
FAX 910.883.1010



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